



72 Marine Terrace, Busselton

MAJESTIC BUSSELTON RESIDENCE

Lifestyle * Luxury * Income * Development Potential

Exceptional location, impressive scale and proven income, all within easy walking distance of Busselton's iconic Jetty, town centre, Hilton Hotel and Shelter Brewing Co.

Completely renovated in 2023, this substantial 1,013m² property** offers a unique combination of luxury family living, flexible accommodation, entertaining spaces and proven holiday income.

Currently approved for unhosted Airbnb accommodation, the property has operated successfully for 12 months, achieving approximately \$165,000 (GROSS) income in its first financial year and attaining Superhost Status.

Property Highlights -

- EV Car Charger
- 5 generous bedrooms
- 4 bathrooms
- Separate self-contained lower-level studio
- Multiple living areas and split-level design

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FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Property South West WA

(08) 9791 6880

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- 2 kitchens
- Spacious games room with gas fire
- Beautiful timber staircase
- Multiple reverse-cycle air-conditioning units
- Ceiling fans throughout
- Electric skylight
- Decked alfresco entertaining areas
- " Front and rear outdoor areas
- " Fully fenced 1,013m² lot
- Established, easy-care gardens and lawns
- Bore servicing gardens and lawns

Magnificent Main Kitchen -

- Approx. 5.5m island bench
- Hybrid stone benchtops
- Soft-close cabinetry and extensive storage
- Large walk-in pantry
- Wide fridge recess
- Belling freestanding oven
- Gas and electric cooktop
- Integrated rangehood
- Dishwasher
- 2 built-in wine fridges

Upstairs Living & Master Suite -

- Open-plan kitchen, living and lounge
- Second kitchen with stone benchtops
- Induction cooktop and electric oven
- Dishwasher and extensive cabinetry
- Balcony access with glass balustrading
- Ocean glimpses and views across open public ovals
- Large master bedroom
- Walk-in and built-in robes
- Executive-style ensuite
- Large glassed walk-in shower with dual showerheads
- Dual vanities and large bath
- Heated towel rails
- Separate toilet

Energy & Infrastructure -

- 10kW solar panel system
- 10kW battery backup
- Natural gas connected
- Fully sewerer
- Bore
- Reverse-cycle air conditioning
- Fully fenced

Investment & Development Potential -

- Currently approved for unhosted Airbnb accommodation
- Proven 12-month operating history
- Approximately \$165,000 gross Airbnb income in first financial year
- Current Superhost status
- R30 zoning
- Potential 3-lot subdivision, subject to relevant approvals, access and parking requirements

The Location -

Enjoy the ultimate Busselton lifestyle, with the ability to walk to the town centre, Busselton Jetty, Hilton Hotel and Shelter Brewing Co. With the coast, cafes, restaurants, breweries and local attractions all close by, the location offers an exceptional balance of lifestyle and convenience.

A Rare Busselton Opportunity -

A substantial luxury residence, successful holiday accommodation business and potential development opportunity, all positioned in one

of Busselton's most convenient lifestyle locations.

MORE DETAILS

Property ID 1BC0HND
Property Type House
Land Area 1013 m2

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Total: 332 m2

1st Floor: 237 M2, 2nd Floor: 95 m2

Excluded Areas: Workshop: 8 M2, Porch: 37 M2, Covered Deck: 19 M2,
Covered Patio: 13 M2, Carport: 13 M2, Stairwell: 7 M2,
Balcony: 19 M2, Walls: 22 m2

Prepared For The Exclusive Use Of Lj Hooker Southwest, Sizes And Dimensions Are Approximate, Actual May Vary.



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